

Minutes
Historic District Commission Meeting
Monday, October 21, 2013
Town Hall Meeting Room, Old Town Road
7:00 pm

Present: Members: Chair William Penn, Vice Chair Martha Ball, Douglas Gilpin, Michael Ballard, Dennis Riordan, Mark Vaillancourt and Claire McQueeny. Teresa Chmiel and Shirlyne Gobern Administrative Assistants were present for the recording of the minutes.

Call to Order

Chair William Penn called the meeting to order at 7:00 pm.

Matters from the Public not on the Agenda

No public comment at this time.

Approval of Minutes

Mr. Ballard made a motion seconded by Mr. Gilpin to approve the minutes of September 16, 2013 as presented.

7 Ayes (Penn, Ball, Gilpin, Ballard, McQueeny, Vaillancourt and Riordan) 0 Nays

Final Review:

Teresa L. Chmiel. Plat 7, Lot 75. Application by Teresa Chmiel to replace lattice.

Ms. Teresa Chmiel recused herself, as she is the applicant and Commission member Ms. McQueeny recused herself as she is a neighbor. Ms. Gobern recorded the minutes.

Ms. Chmiel said she would like to change the lattice on the bottom of her porch. Ms. Chmiel submitted photos. She would like to have square lattice framed in Azek and painted grey. She also noted the HDC guidelines says the lattice should be 1 ½", but after calling four vendors they said the smallest is 1 7/8" square lattice.

Mr. Penn noted that they should amend their guidelines to make it consistent with the size of lattice that is available.

Mr. Gilpin made a motion, seconded by Mr. Vaillancourt to approve the application of Plat 7, Lot 75, as presented by owner, Teresa Chmiel based on the following findings of fact:

- Approval to replace lattice surrounding front deck;
- The approval is for vertical and horizontal pressure treated material painted a gray color;

- The lattice will be framed with Azek material in a 1' x 6' stock;
- The opening is 1 7/8" x 1 7/8" off island prefabricated lattice;
- The building is within the Historic District; and
- The building is historic, built in 1924.

6 Ayes (Penn, Ball, Gilpin, Ballard, Vaillancourt and Riordan)
1 Recused (McQueeny)

0 Nays

Ms. McQueeny and Ms. Chmiel returned to the meeting at 7:14pm.

BI Resorts, Inc. Plat 7, Lot 6 & 7. Application by Steve Draper for BI Resorts, Inc. for renovation to the Guest House.

The applicant asked to be placed on next month's agenda.

Mr. Gilpin made a motion seconded by Ms. Ball to defer the application until the next regular scheduled meeting.

7 Ayes (Penn, Ball, Gilpin, Ballard, McQueeny, Vaillancourt and Riordan)

0 Nays

Island Enterprises Inc. Plat 8, Lot 84-6. Application by Frank DiBiase Jr. for the Spring House Hotel to install canopy over the east patio.

No representative was present. The Commission confirmed approval is need on the state and town level from the State of Rhode Island Historical Preservation and Heritage Commission and New Shoreham Town Council.

Mr. Gilpin made a motion seconded by Ms. Ball to continue the application until the issues are resolved.

7 Ayes (Penn, Ball, Gilpin, Ballard, McQueeny, Vaillancourt and Riordan)

0 Nays

Andiamo Zeke LLC. Plat 6 Lot 89. Application by Stephan Papa for Italian Restaurant Pizzeria to construct fencing and planters and install an awning.

Cass, LLC. Plat 6, Lot 89. Application by Stephan Papa for Italian Restaurant Pizzeria to construct fencing and planters and install an awning.

The applicant was asked by the Commission to provide additional information. Mr. Papa is back before the Commission to present. The application of Andiamo Zeke LLC and Cass, LLC was reviewed as one package.

The applicant and the Commission discussed the following:

1. Welcoming Arch: General similar construction as the arbor not as deep
2. 16" wide x 24" high brick planter with 30" ± white trellis or fence with climbing vines & shrubs: drop the trellis into the brick planter 16" wide x 24" high
3. Ramp: Handicap patio different level proposing to change a step to a Handicap ramp
4. 4'2" to 5' white lattice fence to match trellis design: Applicant confirmed trellis to match
5. Hanging plants of decorative brackets: Information only
6. Welcome Sign: No welcome sign
7. Reset existing bricks and concrete pavers: Existing brick and concrete pavers
8. New brick planter with evergreen hedge only south side
9. New plants to block headlights
10. New Sunbrella 20'x14'6" - 10' back 8' along front
11. Straight edge 6" or 8" dropped
12. Under 1.335" style posts
13. Under sign not roof mounted

Mr. Gilpin made a motion to approve Plat 6, Lot 89 for the bakery and restaurant for Andiamo Zeke LLC, Plat 6 Lot 89 and Cass LLC, Plat 6, Lot 89 based on the following findings of fact:

- The building is in the Historic District; originally historic structure modified to the restaurant and bakery with various additions.

Refer to submitted plans as approving

- The Welcome arch approximately 16" deep will be similar in character to the present arch and prior arches;
- The 16" x 24" brick planters with a 30" plus or minus white trellis along the Aldo's Bakery side including immediately to the south of the eastern arch where a lemonade stand was shown;
- The brick ramp that will be installed to eliminate the step between the restaurant and bakery section;
- The 4 ½' (approximately) white trellises along the northern end of the parking lot;
- The Welcome sign is not part of the submittal;
- Reset the existing bricks and concrete pavers on the terrace as they extend outwards to the travel lane;
- Approval of the new brick planter on the south end of the restaurant seating area;
- Approval of the new fabric awning to cover the seating area on the south end approximately 20' wide x 14' deep; 8' off the ground in the front, 10' high against the building in the rear using only (2) two 1" pipe columns;
- Approval of clear plastic side drapes on the awning; and

- Improvements within the preexisting footprint and massing of the awning will not make the building inconsistent with others in the Historic District.

Mr. Vaillancourt seconded the motion.

6 Ayes (Penn, Ball, Gilpin, Ballard, McQueeney, and Vaillancourt)

1 Nay (Riordan)

Coastal Resorts Holdings. Plat 6, Lot 117-1. Application by Julie Fuller for the National Hotel to construct and install a fence.

Mr. Gilpin recused himself as he has a professional relationship with the owner.

Julie Fuller manager for the National Hotel presented. Ms. Fuller presented two photographs of a six (6') foot picket fence proposing two (2) options. The proposed fence would provide security; as well as, screening between the National Hotel and the Library. Ms. Ball asked the applicant to come back with other alternatives.

Ms. Ball made a motion seconded by Ms. McQueeney to defer action on the construction and installation of a fence on Plat 6, Lot 117-1 Coastal Resorts Holdings.

6Ayes (Penn, Ball, Ballard, McQueeney, Vaillancourt and Riordan)

0 Nays

1 Recused (Gilpin)

Mr. Gilpin returned to the meeting.

Helterline and Balser LLC. Plat 5, Lot 12. Application by Mary Jane Balser for Maclac Enterprises Inc. d/b/a Block Island Grocery to install a new 8 foot door to match existing for new entrance.

Mary Jane Balser co-owner of the Block Island Grocery presented. Ms. Balser discussed with the Commission the traffic flow within the store not working; therefore, she presented plans to create a smooth transition on entering and exiting the store. Ms. Balser proposed the following changes:

- Entering the store by way of a new entrance.
- The new entrance will have a slight change to the concrete slab.
- The existing entrance/exit will be inoperable, as equipment will be placed in this area.
- The existing entrance/exit will be screened with shades.
- A set of existing doors will be used for the exit.
- The carriages will be stored outside.

Mr. Vaillancourt made a motion seconded by Ms. McQueeney to approve Plat 5, Lot 12 for the installation of a new entrance with an eight (8') foot sliding door based on the following findings of fact:

- The Block Island Grocery store is located within the Historic District;
- The approval for a new door will be located on the south elevation;
- The door slides from right to left; same design as existing; and
- The existing door will be screened with a shade to hide the back of the equipment.

7 Ayes (Penn, Ball, Gilpin, Ballard, McQueeney, Vaillancourt and Riordan) 0 Nays

Rita Draper. Plat 7, Lot 33. Application by Sven Risom of North Light Fibers for installation of solar arrays.

Sven Risom business owner for North Light Fibers presented. Mr. Risom discussed the following with the Commission:

- The arrays will be ground mounted with minimum visual impact.
- The arrays will be screened with 6' tall plantings
- The installation will be screw mounted – no permanent structure.
- The dimensions are 10' by 50'.

Ms. Ball made a motion seconded by Mr. Gilpin for the approval of the installation of solar arrays on Plat 7, Lot 33 North Light Fibers based on the following findings of fact:

- The approval is for the installation on the south side of North Light Fiber Mill off of Spring Street;
- This is not an historical system;
- The solar arrays are appropriately screened; and
- It is not incongruous with the standards of the district.

7 Ayes (Penn, Ball, Gilpin, Ballard, McQueeney, Vaillancourt and Riordan) 0 Nays

James Brouillard. Plat 6, Lot 31. Application by John Spier to replace existing 2-story porch/deck.

Mr. Vaillancourt recused himself.

Mr. Spier contractor for James Brouillard presented. Mr. Spier discussed the proposal of the porch still in the design stage. He is presenting the preliminary design with details to follow at the next scheduled meeting.

Mr. Gilpin made a motion seconded by Ms. Ball to approve James Brouillard, Plat 6 Lot 31 for preliminary approval to replace an existing 2-story porch/deck based on the following findings of fact:

- This is a historical building;
- With the replacement of the existing porch and second floor roof deck;

- In concept with plans as presented dated 10/2/2013; and
- Subject to final submission of plans to present at a later meeting with the Historic District Commission.

6Ayes (Penn, Ball, Ballard, McQueeney, Gilpin and Riordan)
1 Recused (Vaillancourt)

0 Nays

Mr. Vaillancourt returned to the meeting.

Correspondence

Letter dated October 9, 2013 from Lorraine Y. Cyr, President of The Surf Hotel re: retractable awning and cooler.

Lorraine Cyr was present and apologized to the Commission for the installation of the awning on the east deck. She explained that she will come before the Commission after a decision has been made on where to relocate the awning. She will also address the relocation of the cooler and screening for trash cans.

Letter date October 10, 2013 from Jennifer Brady Brown, Land Use Administrative Office re: Comprehensive Plan.

Ms. Ball and Mr. Riordan along with input from Mr. Gilpin will present recommendations to the Commission at the next regular scheduled meeting.

Update on Violations.

Ms. McQueeney suggested sending a letter to the Town Council asking for monthly updates on the progress of enforcement of sign/banner violations. Ms. McQueeney will call Zena Clark regarding the newly installed railings at the Harborside Hotel. The railings were installed without submitting an application for approval for a Certificate of Appropriateness.

Adjournment

Ms. McQueeney made a motion seconded by Mr. Gilpin to adjourn the meeting at 9:07pm.

7 Ayes (Penn, Ball, Gilpin, Ballard, McQueeney, Vaillancourt and Riordan)

0 Nays

Respectfully submitted,

Terri L. Chmiel

Administrative Assistant

Building & Land Use Department

Approved: February 27, 2014